
Site Address:	Merriemede, Riders Lane, Havant, PO9 3BJ		
Proposal:	Outbuilding to house indoor swimming pool.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01130	Expiry Date:	03/03/2023
Applicant:	Ms Jo Devine		
Agent:	Mr Steve Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

Merriemede, Riders Lane, Havant, is a large two storey property located to the west side of Riders Lane. The property comprises of white render and grey roof tiles. Vehicular access is from Riders Lane with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

APP/19/00110 - Change of use from doctors surgery to nursery., UNK,

3 Proposal

The proposal involves the removal of the existing detached garage and the construction of an outbuilding to be used as an indoor swimming pool with a mezzanine floor.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Approve, subject to conditions

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site is not within a Conservation Area and there are no trees affected that are subject to a Tree Preservation Order.

If the officer were minded to grant permission for the application, the landscaping of the site should be secured by condition, prior to commencement, to enhance the landscape of the site and restore the amenity value of some trees and vegetation recently removed. Subject to conditions being secured the application would be in accordance with Policy CS11 and DM8 of the Core strategy (2011).

Recommended Condition:

Approval subject to the following condition;

a) Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained, new trees to be planted and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance, which represents an important amenity feature in accordance with policies CS11 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

Councillor Amy Redsull - Warren Park

No Comment.

Councillor Tony Denton

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 29

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Ecology matters
- (vi) Parking matters

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed outbuilding would have brick and render with roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed outbuilding would be large and not appear subservient to the main dwellinghouse. However, the proposed outbuilding would be set back from the streetscene with the level dropping towards the rear thus limiting its impact on the character of the area. It is worth noting the proposed outbuilding has been reduced in size from the original plans. As such it is not considered to have an harmful impact upon the street scene to warrant a refusal.

7.5 Due to the size and scale of the proposed outbuilding its use has been conditioned to remain incidental to the main dwellinghouse and not to be used as separate accommodation.

7.6 On balance the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed outbuilding would go along the shared boundary with the property to the south (Windrush). As the proposed outbuilding would replace the existing garage in a similar position, be partly screened by their existing outbuildings/vegetation and its due to its orientation it is not considered to appear harmfully overbearing or result in the harmful loss of the light to the occupiers at Windrush.
- 7.8 On the north side facing No.1 The Mews there would be bi-folding doors within the proposed outbuilding. Due to the separation distance from No.1 The Mews and the existing screening of vegetation the proposed outbuilding is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear the proposed outbuilding would be hipped away from the shared boundary with No.25 Ditcham Crescent and partly screened by the existing vegetation. It is worth noting there would be three rooflights within the proposed outbuilding to allow for natural light. These would be non looking thus not causing harmful overlooking. As a result it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on trees

- 7.11 The Council's Arboriculturalist commented on the application raising no objection subject to a prior commencement condition requiring details of hard and soft landscaping to be provided. This has been agreed by the Applicant's Agent.

(v) Ecology matters

- 7.12 The application site is located within 50 metres of a moving watercourse. Due to the nature of the proposed development and its distance away it is not considered to have an adverse impact on the ecology of the area.

(vi) Parking matters

- 7.13 The proposed development would result in the removal of one car parking space in the form of the detached garage. There is sufficient car parking on site to accommodate 3 car parking spaces thus complying the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/22/01130 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan - P0B
Location Plan - P0V2
Mezzanine Floor - P10
Proposed Ground Floor - P1V2
Existing and Proposed Front and Rear Elevations - P2V2
Existing and Proposed Side Elevations - P3V3
Roof Plans - P4V2
3D1 - P6V2
3D2 - P7V2
3D3 - P8V2
3D4 - P9V2

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and for no other purposes.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 A scheme of hard and soft landscaping, including details of existing trees to be retained, new trees to be planted and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance, which represents an important amenity feature in accordance with policies CS11 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.